

**PLANNING COMMISSION
MEETING MINUTES
Monday, December 6, 2021**

I. Call to Order and Roll Call

The Meeting of the Planning Commission was called to order at 7:00 PM by Chairman Matt Kowalski with roll call:

Matt Kowalski, Chair
Allison Heatley-AB

Thomas Phillips
Kyle Marsh-Arr 7:03 PM

Jim Carty
Karen Roberts

Chet Hill

Wa Hubbard, Ex-officio

Dustin Wise

Student Reps: Isabella Malek and Stuart Bovich present

Also present: Michelle Aniol, Community Development Manager, Megan Masson-Minock, Consulting Planner, Pamela Weber, Recording Secretary

II. Action on Meeting minutes from: Regular Meeting Minutes – November 1, 2021

Motion; Hill support Carty to approve the November 1, 2021 Regular Meeting Minutes as presented.

Unanimous voice vote approval with Commission Member Heatley absent.

III. Approval of agenda

Motion; Wise: support Carty to approve the agenda as presented.

Unanimous voice vote approval with Commission Member Heatley absent.

IV. Public Hearing(s) - None

V. Pre-Arranged Participation

- a. Allison Bishop, A.R. Brouwer presentation of proposed Mill Creek Brewery along with Wayne Chub, Hobbs & Black, Justin Dalenberg, owner Grand River Brewery, and Nate Pound (Owner of 8180 Main Street)

Ms. Bishop displayed a set of Concept Plans, which included the approved 2017 building design and the current Mill Creek Brewery design for the Planning Commission and stated the Mill Creek Brewery building is similar in shape to the 2017 concept.

The previously approved 2016/2017 site plan was for kayak and canoe livery, small tasting room, beer garden with outdoor seating and storage. Special land use was granted then. The project was shelved due to economic reasons.

Ms. Bishop introduced Mr. Chub from Hobbs and Black, Mr. Dalenberg and Mr. Pound.

The new Mill Creek Brewery concept is to create an outdoor destination for eating, activity and walkability in Dexter. It will include a restaurant with dining along the creek, a water wheel feature on the building giving it an indoor/outdoor feel.

Mr. Pound summarized his previous experience trying to develop the property, his vision for the property (then and now), and the partnership he has developed with Justin Dalenberg, CEO of Grand River Brewery. Mr. Pound also explained that it is through his partnership with Mr. Dalenberg that a concept plan for Mill Creek Brewery has been developed, but he also stated that they need help to make it happen; they need cooperation from the City to make the project economically feasible.

Mr. Dalenberg stated he has successful experience with Grand River Brewery in two locations and other hospitality businesses. They have grown to over 300 employees. He believes in taking care of the communities they work in and the employees.

Chairman Kowalski thanked the presenters and reminded them Commission will discuss the presentation at a later date.

VI. Reports of Officers:

A. Chairman Report

- i. Please review the packet of information about the Mill Creek Brewery as there are a lot of components to discuss.

B. Planning Commissioners and Council Ex officio Reports

- i. Ms. Hubbard: Had a work session about the fire station. Moving forward with discussion.

C. Committee Reports

- i. Zoning: Ms. Masson-Minock will have full draft of all the ZO change by the January meeting. Commission members asked for a clean version and a red line copy for readability. Both will be provided.

D. Community Development Office Reports – CDM

- i. Ms. Aniol's report is included in the packet.
 - There have been a lot of development inquiries lately including some for property along Dexter Chelsea Rd. Intense development of any type will require sewer and water. Sewer is already there, but not water.
 - Council actions on Planning Commission recommendations are included in the packet. She asked the Commission to please review.
 - Legislature has not updated the Open Meetings Act, so as of January 1st, unless unable to attend due to military duty, Commission members must attend public meetings in person.
 - Virtual hybrid meeting meetings will still be held. It is unclear if the public can attend virtually. The City will err on the side of caution and allow the public to participate virtually, while we await legislative action.
 - Care to Cure plan design has been revised. It appears to be a minor amendment to an approved plan, which can be approved administratively. There were no objections raised to the revised design or administrative review.

VII. Citizen Wishing to Address the Commission (Non-Arranged Participation) – Mayor Shawn Keough 8222

Webster Drive said hello, thanked the planning commission for all that they do and wished everyone a Merry Christmas.

VIII. Unfinished Business - None

IX. New Business - None

X. Proposed business for Tuesday, January 4, 2022:

A. Mill Creek Brewery anticipated

B. Zoning Ordinance Sub-Committee – Review of 12th Meeting

C. Amendment to Approved Condominium Documents for Grandview Commons

XI. Citizens wishing to address the Commission - None

XII. Adjournment

Motion Carty; support Marsh to adjourn at 7:25 PM

Unanimous voice vote approval with Commission Member Heatley absent.

Respectfully submitted,

Pam Weber
Recording Secretary

Approved for Filing:

DRAFT